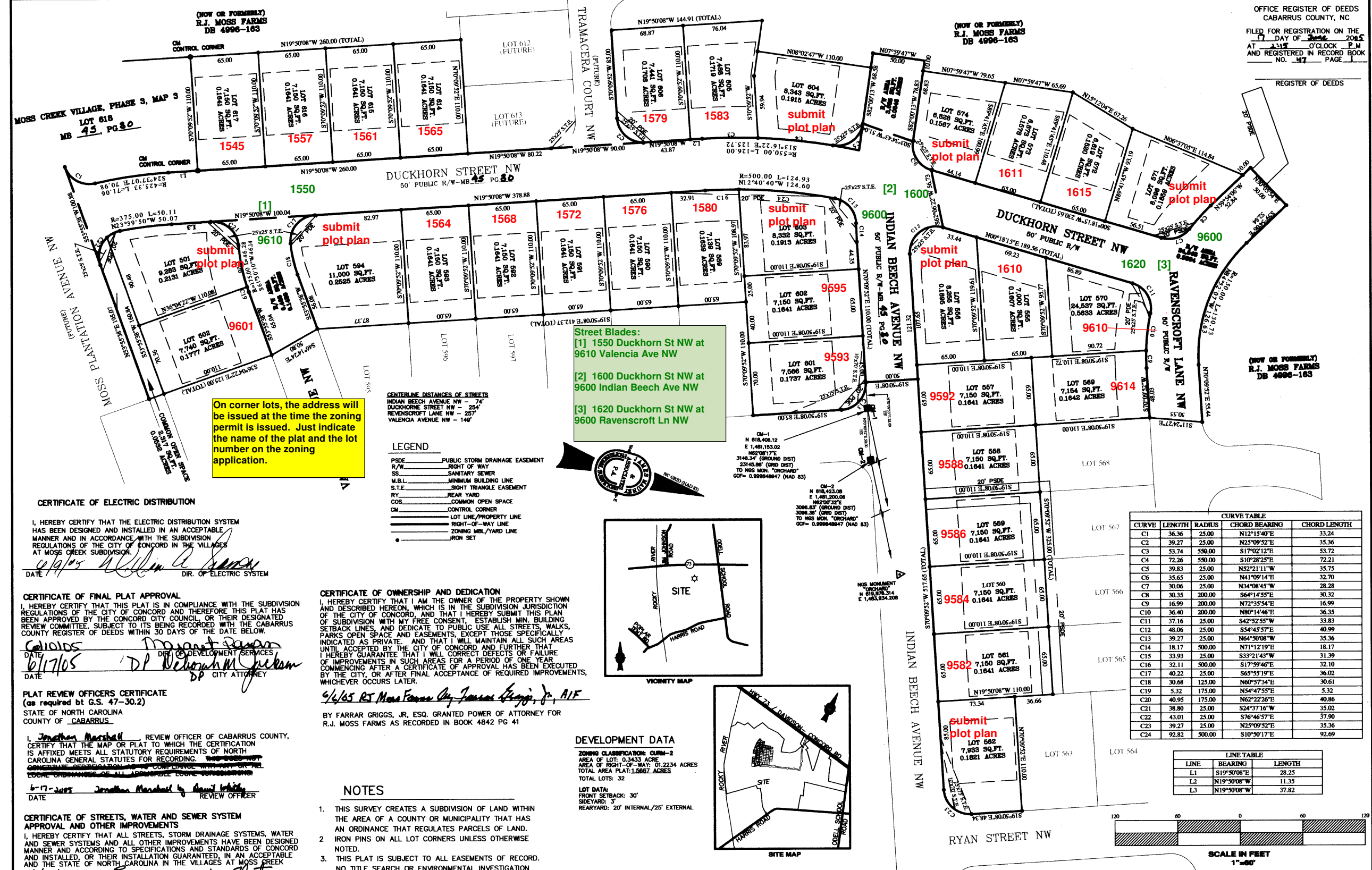
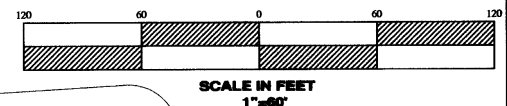


OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC
FILED FOR REGISTRATION ON THE
DAY OF 2005
AT 2:15 O'CLOCK P.M.
AND REGISTERED IN RECORD BOOK
NO. 47 PAGE 1



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	36.36	25.00	N12°15'40"E
C2	39.27	25.00	N25°09'52"E
C3	53.74	500.00	S17°02'12"E
C4	72.26	500.00	S10°28'25"E
C5	39.83	25.00	N52°21'11"W
C6	35.65	25.00	N41°09'14"E
C7	30.06	25.00	N34°08'45"W
C8	30.35	200.00	S64°14'35"E
C9	16.99	200.00	N72°35'34"E
C10	36.40	200.00	N80°14'46"E
C11	37.16	25.00	S42°52'57"E
C12	48.06	25.00	S54°45'57"E
C13	39.27	25.00	N64°30'08"W
C14	18.17	500.00	N71°12'19"E
C15	33.93	25.00	S33°21'43"W
C16	32.11	500.00	S17°59'46"E
C17	40.22	25.00	S65°55'19"E
C18	30.68	125.00	N60°57'34"E
C19	5.32	175.00	N54°47'55"E
C20	40.95	175.00	N62°22'26"E
C21	38.80	25.00	S24°37'16"W
C22	43.01	25.00	S76°46'57"E
C23	39.27	25.00	N25°09'52"E
C24	92.82	500.00	S10°50'17"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°50'08"E	28.25
L2	N19°50'08"W	11.35
L3	N19°50'08"W	37.82



CERTIFICATE OF ELECTRIC DISTRIBUTION
I, HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE VILLAGES AT MOSS CREEK SUBDIVISION.
DATE 6/9/05 DIR. OF ELECTRIC SYSTEM

CERTIFICATE OF FINAL PLAT APPROVAL
I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.
DATE 6/17/05 DP DeLoraine M. Jackson CITY ATTORNEY

PLAT REVIEW OFFICERS CERTIFICATE
(as required by G.S. 47-30.2)
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. AND DOES NOT CONSTITUTE A VIOLATION OF ANY OF THE PROVISIONS OF THE LOCAL ORDINANCES OF ALL JURISDICTIONS TO WHICH THE SAME ARE APPLICABLE.
6-17-2005 Jonathan Marshall by David White REVIEW OFFICER

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS
I, HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK
DATE 6/9/05 Emrique A. Blot INTERIM DIR. OF ENGINEERING

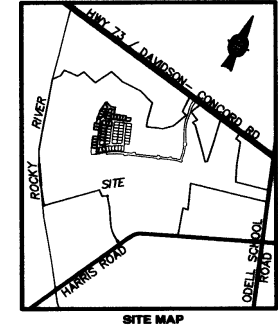
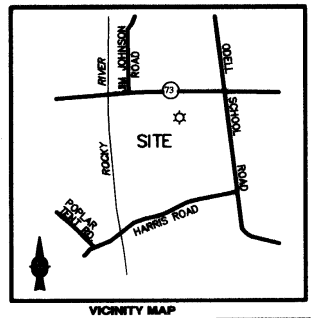
CERTIFICATE OF FEE PAYMENT
I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, PHASE 3, MAP 4, SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
DATE 6/16/05 Joyce Allmon FINANCE DIRECTOR

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1994.
FEMA PANEL 37025C00300

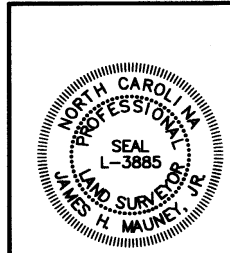
CERTIFICATE OF OWNERSHIP AND DEDICATION
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE. AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.
6/6/05 RT Moss Farms Co. James Griggs, Jr., AIF
BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41

- NOTES**
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
 - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300 EFFECTIVE DATE: 11/2/94.
 - TAX PARCEL NOS. 4681-18-7411 & 4681-17-5234
 - REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
 - THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
 - CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
 - ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
 - ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

DEVELOPMENT DATA
ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 0.3433 ACRE
AREA OF RIGHT-OF-WAY: 01.2234 ACRES
TOTAL AREA PLAT: 1.5667 ACRES
TOTAL LOTS: 32
LOT DATA:
FRONT SETBACK: 30'
SIDEYARD: 5'
REARYARD: 20' INTERNAL/25' EXTERNAL



State of North Carolina
County of Cabarrus
I, James H. Mauney, Jr. certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown hereon; that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, registration number and seal this 6 day of AUGUST, 2004.
James H. Mauney, Jr.
Professional Land Surveyor
Registration Number IL-3885



REVISIONS
04-28-05 PER PLANNING COMMENTS

RECORD PLAT SHOWING
MOSS CREEK VILLAGE, PHASE 3, MAP 4
THE MEADOWS
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC
TAX PARCEL 4681187411 PART
OWNER:
J&B DEVELOPMENT AND MANAGEMENT, INC
9179 DAVIDSON HWY., CONCORD, NC 28027
PHONE 704-782-7800
JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
18627-A NORTHLINE DRIVE, CORNELIUS, NC 28031
TEL: 704-987-3862 FAX: 704-987-3863

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=60'	08-06-2004	418	1592